



# CITY OF KEIZER MASTER PLAN APPLICATION

**If there are any questions about this application,  
who should be contacted (Agent)?**

Name: Jeffrey A. Benner or Tom Fallon

Address: 80 SE Madison St., #430, Portland, OR 97214

Daytime Phone Number: 503.670.0234

Fax: 503.670.0235

Email: jbenner@bsaarch.com, tfallon@bsaarch.com

**1. Applicant Name**

**Address**

Thomas Fallon

80 SE Madison St., #430  
Portland, OR 97214

Benner Stange Assoc. Arch., Inc.

**Phone** 503.435.4907

Complete the following property owner information if the property owner is different from the applicant.

**2. Property Owner Name**

**Address**

ACP I LLC

PO Box 25430, Portland, OR 97298

Contact: Alan Roodhouse

**Phone** 503.435.4907

3. This application is made for conceptual approval of a proposed Master Plan for: 5910-5940 Ulali Dr NE, Keizer, OR - Keizer Station.

4. Acreage effected: 4.3 acres.

**Please provide a written response to the following Review Criteria as specified in Section 3.113.04 of the Keizer Land Development Code.**

Approval of a Master Plan for an area of the Keizer Station Plan shall require compliance with the following:

- A. The Master Plan shall meet the purpose and objectives identified in the Keizer Station Design Plan.

B. The Master Plan shall meet the following standards as identified in the Keizer Station Plan in addition to standards within applicable zones:

1. Design standards
2. Transportation system standards
3. Utility standards
4. Parking standards
5. Landscape standards

If a conflict exists between standards within the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards shall be applied.

C. Development Strategies for Area A – Village Center

1. Pedestrian Access, Safety and Comfort

- a. To ensure safe, direct, and convenient pedestrian circulation, development in the EG zone, shall provide a continuous pedestrian and/or multi-use path system.
- b. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas wherever possible.
- c. Pathways with developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets and parking areas.
- d. For all developments subject to Master Plan review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.
- e. Recessed entries, canopies, and/or similar features shall be used at the entries to a building in order to create a pedestrian scale.
- f. For driveways that service more than 100 parking spaces, such driveway intersections with Radiant Drive shall not have any parking within twenty-five feet of the driveway intersection. This area shall be landscaped in accordance with Section 2.309 of the Keizer Development Code.
- g. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

2. Vehicular Movement

- a. Encourage traffic to enter and exit the development at locations other than Tepper Lane.

3. Crime Prevention and Security

Crime prevention shall be considered in the site design through application of all of the following guidelines:

- a. Territoriality – All proposed building entrances, parking areas, pathways and other elements are defined with appropriate features that express ownership. For example, landscaping, fences, pavement treatments, art and

signs are some physical ways to express ownership through design. Such features should not conflict with the need for natural surveillance, as described in b.; and

- b. Natural Surveillance – The proposed site layout, building and landscape design promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering between commercial uses and lower density residential districts, and then shall be minimized; and
- c. Activity Support – The proposed site layout and building design encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining; and
- d. Access Control – By properly siting and designing entrances and exits (i.e., in clear view from the store), and through the appropriate use of lighting, signs and/or other features, the proposed plan controls access in ways that discourage crime; and/or
- e. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

#### 4. Reduced Parking

Reduce or waive minimum off-street parking standards. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; availability of transit service, and likelihood of car pool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the City.

#### 5. Creating and Protecting Public Spaces

- a. The development provides an appropriate amount of public space as determined by the City Council in addition to sidewalks and landscaping.
- b. Public space may be a landscaped open space or plaza with pedestrian amenities, as approved by the City Council.

#### 6. Human Scaled Building Design

Building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and design character of a development. The City Council may determine architectural character, continuity of building sizes, roof forms, rhythm of window and door spaces and the general relationship of buildings to public spaces such as street, plazas, other open space and public parking.

- 7. The Village within Area A shall contain a public improvement design to include a promenade/sidewalk design that may vary in width to meet a minimum width of 8 feet on both sides of Radiant Drive. The promenade/sidewalk shall be separated from the street with a landscape belt, to include decorative lighting and trees.

The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines.

**Please attach 15 copies of preliminary plan with required information as noted on attached information sheet.**

**THE APPLICANT(s) SHALL CERTIFY THAT:**

- (a) The above Master Plan request does not violate any deed restrictions that may be attached to or imposed upon one, both, or all of the subject properties.
- (b) If the application is approved, the applicant(s) will exercise the rights granted in accordance with that approval and will be subject to all conditions and limitations of approval.
- (c) All of the above statements and the statements included on the plot plan and exhibits attached to the plot plan are true to the best of the applicants knowledge; and the applicants acknowledge that any permit issued on the properties may be revoked if it is found that any statements are false.
- (d) The applicant(s) acknowledge that this application and all applicable policies and criteria have been read and understood, and that the requirements and criteria for approving or denying the application are also understood.

**SIGNATURE(s) of APPLICANTS**

**NOTE:**

**All properties within area identified in Master Plan shall be identified by Tax Lot and property owner and shall receive direct notice of application.**

_____	8.16.2017
_____	Date
_____	_____
_____	Date

**AGENT AUTHORIZATION**

Fill out and sign this portion of the application if you (the applicant) are going to designate another individual as your agent. By signing this section you authorize the person named to act as your agent and agree to be bound by all representations and agreements made by the designated agent.

I, \_\_\_\_\_, hereby authorize \_\_\_\_\_  
to act as my representative and agent in all matters pertaining to the processing and approval of this land use application, and agree to be bound by all representations and agreements made by the above designated agent.

_____	_____
_____	Date
_____	_____
_____	Date

**AUTHORIZATION BY PROPERTY OWNER(S)**

Property owners and contract purchasers are required to authorize the filing of this application and must sign below. All signatures represent that they have full legal capacity to and do hereby authorize filing of this application and certify that the information and exhibits herewith submitted are true and correct.

SIGNATURE

ADDRESS & PHONE

\_\_\_\_\_  
ACP I LLC  
Authorization provided by phone

Contact: Alan Roodhouse & Ulysses Sherman  
\_\_\_\_\_  
PO Box 25430, Portland, OR 97298  
\_\_\_\_\_  
Phone 503.435.4907  
\_\_\_\_\_

SIGNATURE

ADDRESS & PHONE

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>	
Township ____ Range ____ Section _____	Application elements submitted:
Tax Lot Number(s) _____	____ (a) Title transfer
Zone _____	____ (b) Plot plan (15 copies)
	____ (c) Applicant Statement/questions
	____ (d) Filing fee
_____	_____
Date application determined complete	Application accepted by